

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



**+ 14.7%**

**+ 3.5%**

**- 7.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Warren County

### December

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	34	39	+ 14.7%	833	1,010	+ 21.2%
Closed Sales	57	59	+ 3.5%	682	687	+ 0.7%
Median Sales Price*	\$305,000	\$282,500	- 7.4%	\$295,000	\$313,500	+ 6.3%
Percent of Original List Price Received*	96.5%	93.8%	- 2.9%	97.6%	97.2%	- 0.4%
Days on Market Until Sale	26	49	+ 88.9%	38	38	+ 0.4%
Inventory of Homes for Sale	143	156	+ 9.1%	--	--	--
Months Supply of Inventory	2.6	2.5	- 4.3%	--	--	--

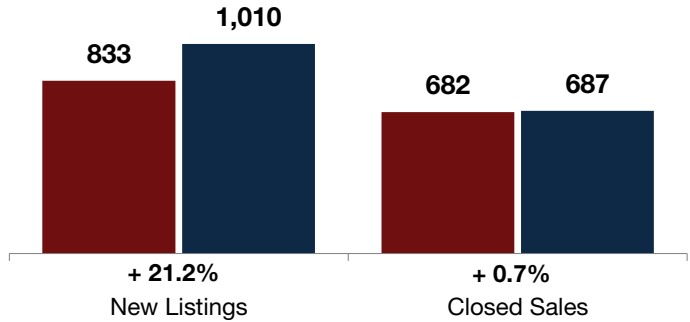
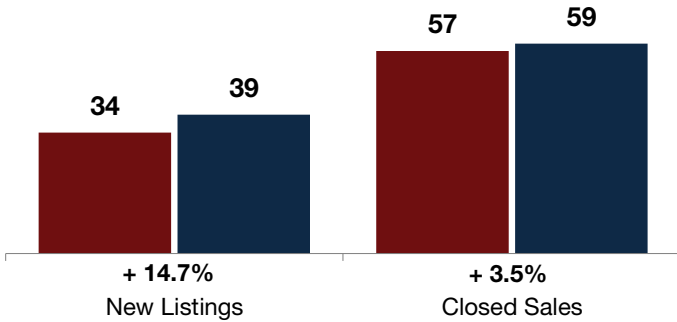
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

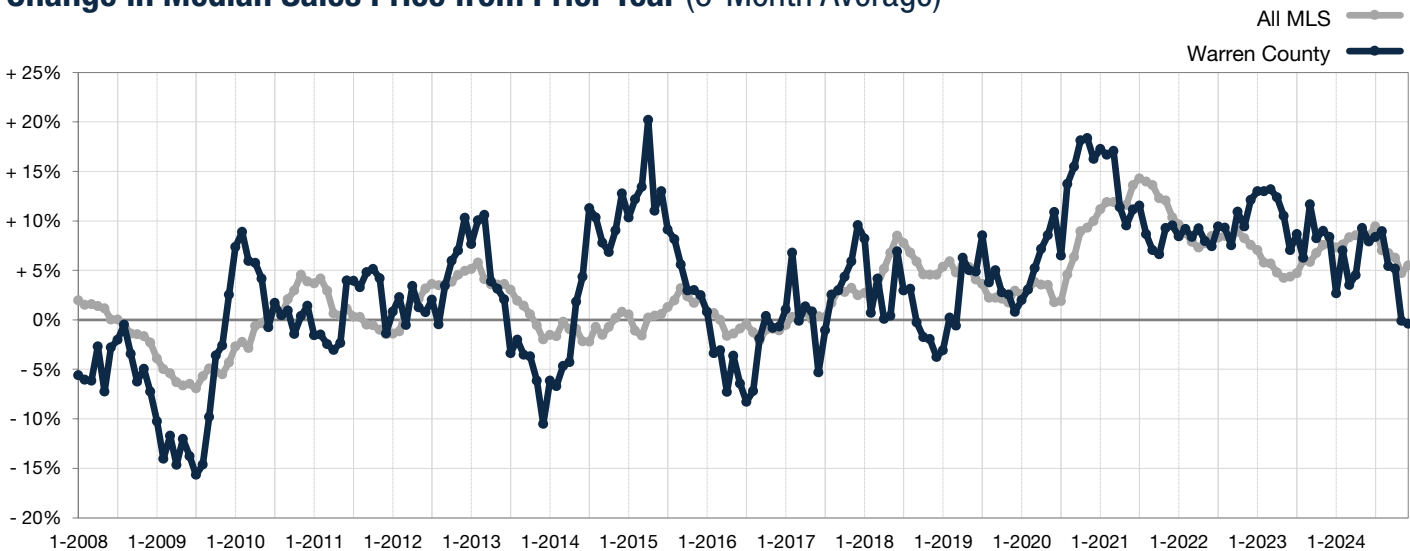
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.